



DATE: 04.25.2016
TO: ProTrak
FROM: Bill McDow
Transportation Planning

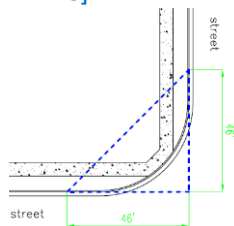
■ **JACOBS RIDGE SUBDIVISION [TREE SURVEY Review]**

TECHNICAL STANDARDS – NEW STREETS/ DRIVEWAY ACCESS:

1. Revise the proposed angle for the proposed access road, which does not intersect the existing 35' Access and Utility Easement at a 90 degree angle. Driveways are to intersect the street at a 90 degree angle. [7-11 #3 CofW Tech Stds]
2. The driveway curb return must be at least 26' from intersecting property lines at the intersection of the proposed Access Easement and the existing 35' Access and Utility Easement. [Chapter VII, C, Table 5 Note #6. CofWTSSM]
3. The paved portion of the proposed driveway for a 34' access easement is 16'. If the applicant is requesting a driveway that is less than 16', it must be approved by the TRC. [7-4 CofW Tech Stds]

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

4. Show driveways for adjacent lots and lots across the street.
5. Show areas of essential site improvements and tree removal on the plan.
6. Show and apply the City's 46'x46' sight distance triangle at each street intersection (for the access easement) on the site plan and landscaping plan. [Sec.18-529(c)(3)CofW LDC] Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-566 CofW LDC]



REVISIONS TO NOTES ON THE PLAN:

1. Please revise Traffic Engineering notes #9 on sheet #3 of 8 to reflect the following verbiage:
#9: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.

GENERAL NOTES TO ADD TO THE PLAN:

- A. If these units are sold at any point, the buyer must receive a subdivision street disclosure statement. Please note this on the site plan and advise the property owner of this requirement. [Sec.18-378 (e) CofW LDC]

MISCELLANEOUS:

- ❖ Contact Alina Dorofeeva at 341-7888, Alina.dorofeeva@wilmingtonnc.gov to discuss street lighting options.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.